

Impact Fee Calculation Worksheet

Development Name:

LOWES FRISCO ADDITION
BLOCK A, LOT 10
SOUTHTRUST BANK

Assessment Date:

5-Dec-00

Applicant Name:

W. JOHN HAMMERBACK

Case Number:

Water Utilities					Water Impact Fees	
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Service Units	Lines and Valves	Storage and Pumping
Single Family	Lots		1.00	0	\$0	\$0
Mobile Home	Lots		0.81	0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0
Duplex	Lots		0.70	0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0
Public and Semi-Public						
- School	Acre		2.64	0	\$0	\$0
- Public Hospital	Bed		0.98	0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.32	0	\$0	\$0
Parks and Open Spaces	Acre		0.27	0	\$0	\$0
Retail	Acre		2.60	0	\$0	\$0
Commercial	Acre	1.14	3.00	3.42	\$629	\$698
Office (per 1,000 sf)	M.S.F.		0.52	0	\$0	\$0
Airport	Acre		1.58	0	\$0	\$0
Industrial	Acre		1.58	0	\$0	\$0
Totals					\$629	\$698

Waste Water Utilities					Waste Water Impact F	
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Service Units	Lines	Lift Stations
Single Family	Lots		1.00	0	\$0	\$0
Mobile Home	Lots		0.79	0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0
Duplex	Lots		0.71	0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0
Public and Semi-Public						
- School	Acre		2.63	0	\$0	\$0
- Public Hospital	Bed		1.06	0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.33	0	\$0	\$0
Parks and Open Spaces	Acre		0.18	0	\$0	\$0
Retail	Acre		2.65	0	\$0	\$0
Commercial	Acre	1.14	1.06	1.2084	\$370	\$15
Office (per 1,000 sf)	M.S.F.		0.53	0	\$0	\$0
Airport	Acre		1.59	0	\$0	\$0
Industrial	Acre		1.59	0	\$0	\$0
Totals					\$370	\$15

Thoroughfares						
Note: Input Z in SA for flat 12K rate.						
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Service Units	Service Area (SA)	Thoroughfare Fees
Residential (SF)/Single Family	Lots		1.00	0		\$0
Residential (SF)/Mobile Home	Lots		1.00	0		\$0
Residential (SF)/Duplex	Lots		1.00	0		\$0
Residential (MF)/Townhouse	Lots		0.61	0		\$0
Residential (MF)/Multi-family	Units		0.61	0		\$0
Public and Semi-Public						
- School	Acre		1.60	0		\$0
- Public Hospital	Acre		1.60	0		\$0
- Other Public\Semi-Pub.	Acre		1.60	0		\$0
Parks and Open Spaces	Acre		0.10	0		\$0
Retail	Acre		17.30	0		\$0
Commercial	Acre	1.14	17.30	19.722	1B	\$34,849
Office	Acre		4.50	0		\$0
Industrial	Acre		1.40	0		\$0
Total Thoroughfare Impact Fees						\$34,849

Land Dedication or Park Fees					
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Land Dedication Acres	Park Fee in Lieu of Land
Single Family	Lots		1.00	0.00	\$0
Mobile Home	Lots		1.00	0.00	\$0
Townhouse	Lots		1.00	0.00	\$0
Duplex	Lots		1.00	0.00	\$0

Multi-family	Units		1.00	0.00	\$0
Land = 1: Fees = 2			Totals	0.00	\$0

Impact Fee Calculation Summary Sheet

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Case Number:

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Water Utilities Impact Fees		Fee Totals	Credits	Remaining Due
Lines and Valves		\$629		\$629
Storage and Pumping		\$698		\$698
Total Water Utilities		\$1,327		\$1,327
Waste Water Utilities Impact Fees				
Lines		\$370		\$370
Lift Stations		\$15		\$15
Treatment		\$248		\$248
Total Waste Water Utilities		\$632		\$632
Thoroughfare Impact Fees		\$34,849	3210	\$31,639
Park Land Dedication or Park Fee		Acres	Fee	
		0.00	\$0	\$0
Total Impact Fees Assessed and Due		\$36,808	\$3,210	\$33,598

Notes:

IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT, RESOLUTION NO. 95-10-19 THE CITY OF FRISCO IS TO BE REIMBURSED THE PRO-RATA SHARE OF COSTS OF CONSTRUCTION (INCLUDING ENGINEERING FEES) FOR WARREN PARKWAY IN LIEU OF THOROUGHFARE IMPACT FEES. THE PRO-RATA SHARE TOTAL FOR THE 5.35 ACRES INCLUDED IN THE LOWES FRISCO ADDITION, BLOCK A, LOTS 9, 10 AND 11 ARE \$117,185.00 THE BREAKDOWN FOR EACH LOT IS AS FOLLOWS:

LOT 9: 2.66 ACRES	310.72' LINEAR FRONTAGE	\$51,742.00
LOT 10: 1.14 ACRES	190.0' LINEAR FRONTAGE	\$31,639.00
LOT 11: 1.55 ACRES	203.0' LINEAR FRONTAGE	\$33,804.00
		\$117,185.00